

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Hunt Harbor Road, 115' S of
the c/l of Kittendale Road
(3902 Hunt Harbor Road)
15th Election District
5th Councilmanic District

Yvonne Staten, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-110-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3902 Hunt Harbor Road, located in the vicinity of Nollmeyer Road in Bowleys Quarters. The Petition was filed by the owners of the property, Yvonne Staten and Levenia Staten. The Petitioners seek relief from Sections 1B01.2.C.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 504 1970 Regulations), and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the minimum required 15 feet for a proposed 10' x 10' sunroom addition with a 4' x 10' open deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1996 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 504 1970 Regulations), and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the minimum required 15 feet for a proposed 10' x 10' sunroom addition with a 4' x 10' open deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
10/17/96
bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 14, 1996

Ms. Yvonne Staten
3902 Hunt Harbor Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Hunt Harbor Road, 115' S of the c/l of Kittendale Road
(3902 Hunt Harbor Road)
15th Election District - 5th Councilmanic District
Yvonne Staten, et al - Petitioners
Case No. 97-110-A

Dear Ms. Staten:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

MICROFILMED



Petition for Administrative Variance

97-110-A

to the Zoning Commissioner of Baltimore County

for the property located at

3902 Hunt Harbor Rd

which is presently zoned

DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BOR. 3. B & 1 Bal. 2. C. 1,
504 (1970 Regs) and V.B. 6.6 (old C.M.O.P.) to Allow Window
to property line setback a distance of 12' in lieu of
the required 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Reverse

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Yvonne Staten

(Type or Print Name)

Signature

Levania Staten

(Type or Print Name)

Signature

3902 Hunt Harbor Rd

Address

(410)

335-6890

Phone No.

Baltimore

City

MD

State

21220

Zipcode

Name, Address and phone number of representative to be contacted:

Appleby Systems Inc. Attn: Jim Saenz

Name

1558 Sulphur Spring Rd

Address

Baltimore MD 21227

Phone No.

(410)

242-5970

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 117

MICROFILMED

ORDER RECEIVED FOR FILING

Date 11/14/96
By [Signature]

Affidavit in support of 97-110-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3902 Hunt Harbor Rd.
address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Existing side setback 17'. Purposed 10'x10' Sun room with
4'x10' open deck. Room will have 5' offset leaving a 12' setback.
Property is enclosed with 6' fence.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Levenia Staten  Yvonne Staten
(signature) (signature)
Levenia Staten Yvonne Staten
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of Sept, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Levenia Staten & Yvonne Staten

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/3/96
date

Ornel Martin
NOTARY PUBLIC

My Commission Expires:

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Zoning Description for 3902 Hunt Harbor Rd.

97-110-A

On North side of Hunt Harbor Rd which 65' wide. Distance is 115' East of centerline of nearest intersecting street: Kittendale which is 70' wide.

Being lot[#] 2C, Block H, Subdivision: Carroll Wood Manor, Baltimore Co. Plat Book[#] 58, Folio[#] 71.
Lot sq. ft. or acres 4550 sf

Election District 15

Councilmanic District 5

MICROFILMED

No. 024871

BALTIMORE COUNTY, MARYLAND
OFFICE FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12 Sep 96 ACCOUNT R-001-6150

item 117 AMOUNT \$ 85.00

RECEIVED FROM: Appleby Systems, Inc

FOR: Adrian Var 3902 Hunt Harbor Rd

RUT SIGN

\$85.00

03A7180357MICHR

0A 001-00000-12-04

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-110-A

Petitioner/Developer: YVONNE +
Levenia Stated

Date of Hearing/Closing: 10-7

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

3902 Hunt Harbor Rd

The sign(s) were posted on 9-20-96
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

MARK GAWEL

(Printed Name)

(Address)

(City, State, Zip Code)

X 3351

(Telephone Number)

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-110-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

YVONNE STATEN

Item No.: 117 Petitioner: _____

Location: 3902 Hunt Harbor Rd Balt. MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby Systems Inc.

ADDRESS: 1558 Sulpher Spring Rd.
Baltimore MD 21227

PHONE NUMBER: (410) 242-5970





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

97-110-A

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirement for advertising is satisfied. However, the petitioner is responsible for the costs associated with this requirement.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) The cost of the sign will be accessed and paid to this office at the time of filing.
- 2) If this petition is filed by a professional, you will be required to post the sign and this office will telephone you when the sign is ready to be picked up.
- 3) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

TO BE TELEPHONED WHEN SIGN IS READY:

James Saenz Appleby System Inc. (410) 242-5970
Name Company Phone Number

For newspaper advertising:

Item No.: 117

Petitioner: Yvonne Staten

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Yvonne Staten

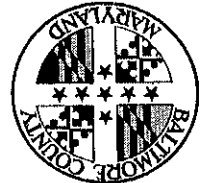
ADDRESS: 3902 Hunt Harbor Rd.

Baltimore MD 21220

PHONE NUMBER: (410) 335-6890

MICROFILMED





BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-110-A (Item 117)
3902 Hunt Harbor Road
N/S Hunt Harbor Road, 115' S of c/l Kittendale
15th Election District - 5th Councilmanic
Legal Owner(s): Yvonne Staten and Levenia Staten

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 22, 1996. The closing date (October 7, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Yvonne and Levenia Staten
Appleby Systems, Inc.

MICROFILMED



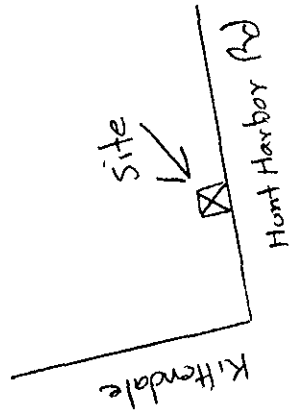
☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

plat book # 38, folio # 71, lot # 26, section #

OWNER: Yonne Station

97-110-A



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#:

Zoning: DR-16

Lot size: _____ acreage
4550 square feet

private	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
public	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SEWER :

WATER :

Chesapeake Bay Critical Area:

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

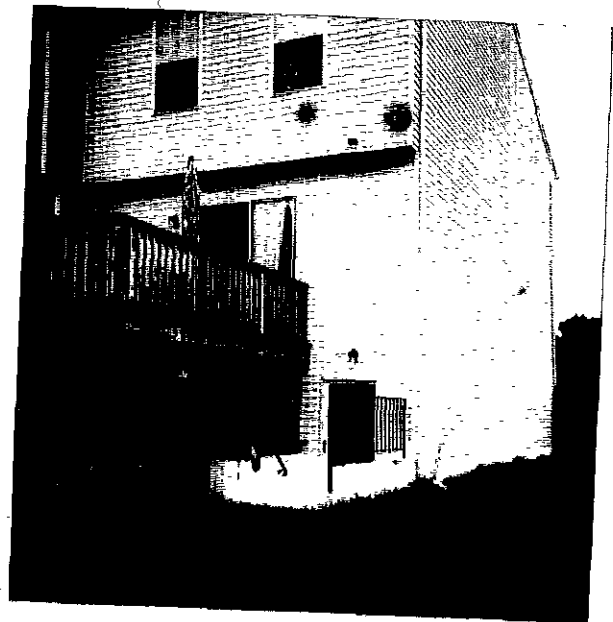
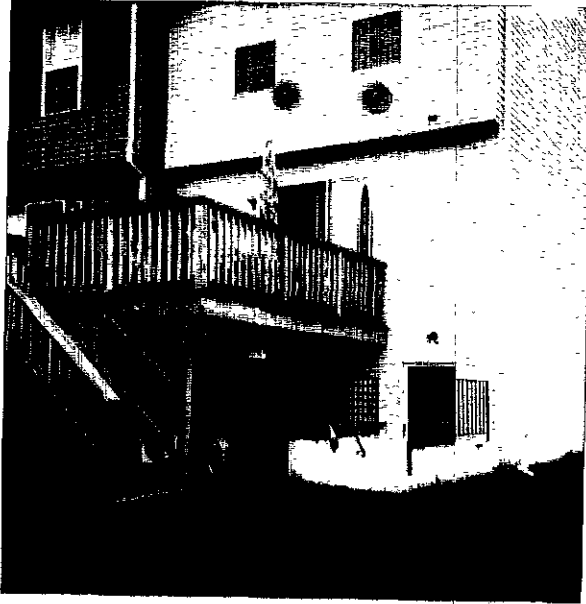
Scale of Drawing: 1" = 50'

North

date: 8-29-96

prepared by:

97-110-A



APR 23 1968

	P	F
Class A and Class B group child care centers		
{Bill No. 86, 1994.}		

Nursing homes {Bill 86, 1994.}

Commercial and noncommercial recreational uses:
{Bill No. 86, 1994.}

Health and athletic clubs; {Bill No. 86, 1994.} NP P

Martial arts and dance studios.
{Bill No. 86, 1994.}

Offices and medical offices, except that in a community business zone, no more than 25 percent of the commercial development's gross floor area may be occupied by medical office uses. {Bill No. 86, 1994.}

Customary accessory uses including signs, parking spaces and structures. {Bill No. 86, 1994.}

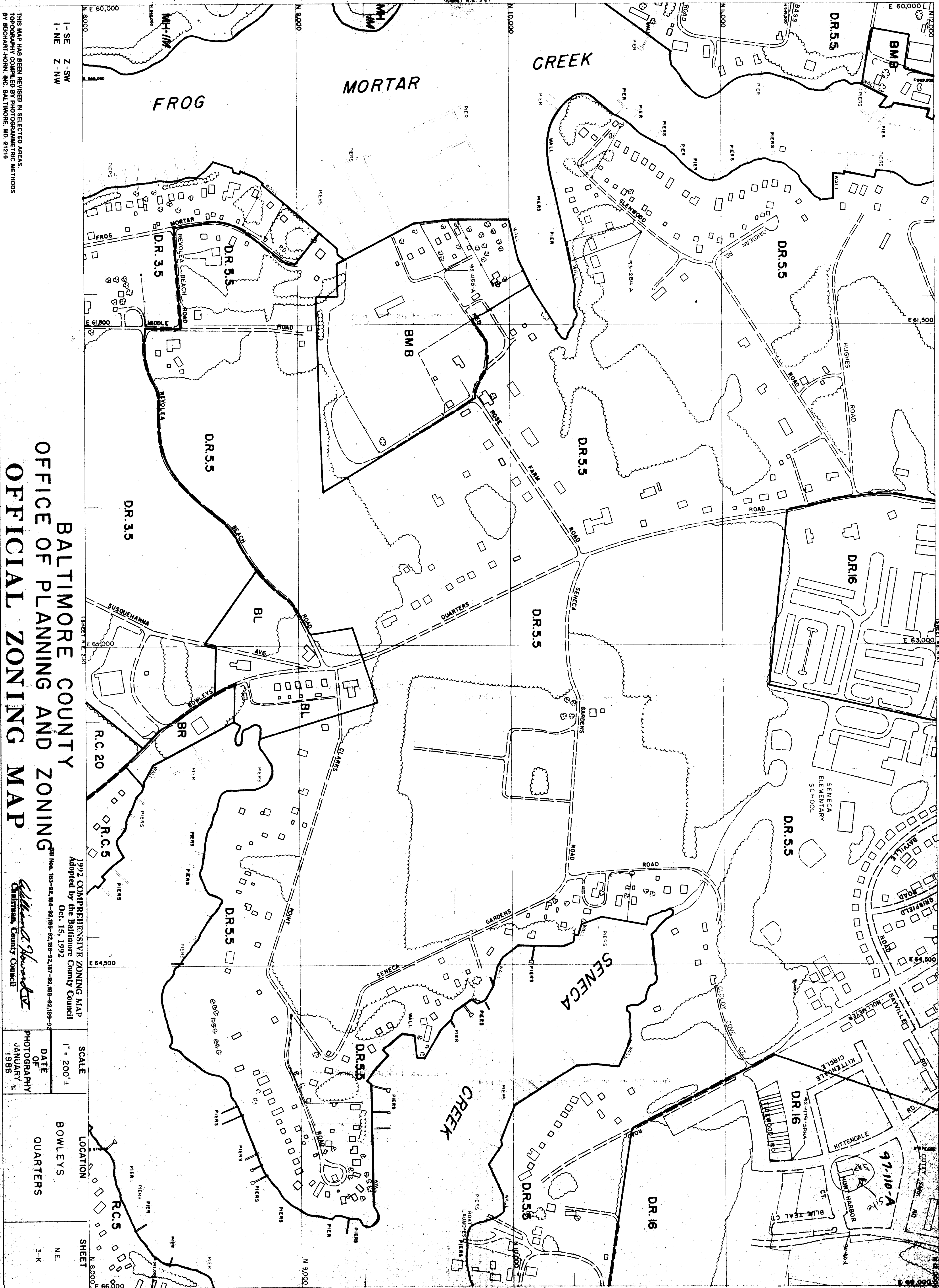
Section 229.5--BULK AND AREA REGULATIONS FOR COMMUNITY BUSINESS ZONES
AND BUSINESS LOCAL RESTRICTED ZONES {Bill No. 86, 1994.}

Permitted uses shall be subject to the following bulk and area regulations, except that the required setback, height and floor area restrictions do not apply to buildings that existed legally or which were approved by the county before the date of passage of Bill No. 86-94. {Bill No. 86, 1994.}

A. Building Size {Bill No. 86, 1994.}

1. No single retail, restaurant or service establishment in the C.B. zone shall have a gross floor area exceeding 5,000 square feet, except that one retail use may have a gross floor area of up to 10,000 square feet. {Bill No. 86, 1994.}
2. In a B.L.R. zone, any retail, restaurant or service establishment may have a gross floor area up to 80,000 square feet. {Bill No. 86, 1994.}
3. The maximum floor area ratio in the C.B. zone and the B.L.R. zone shall not exceed .33. {Bill No. 86, 1994.}

● ● ● ● ●





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BOWLEYS QUARTERS	N.E. 3-K
DATE OF PHOTOGRAPHY JANUARY 1986		MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Hunt Harbor Road, 115' S of
the c/l of Kittendale Road
(3902 Hunt Harbor Road)
15th Election District
5th Councilmanic District
Yvonne Staten, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-110-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3902 Hunt Harbor Road, located in the vicinity of Nollmeyer Road in Bowleys Quarters. The Petition was filed by the owners of the property, Yvonne Staten and Levenia Staten. The Petitioners seek relief from Sections 1801.2.C.1 and 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 504 1970 Regulations), and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the minimum required 15 feet for a proposed 10' x 10' sunroom addition with a 4' x 10' open deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1996 that the Petition for Administrative Variance seeking relief from Sections 1801.2.C.1 and 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 504 1970 Regulations), and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the minimum required 15 feet for a proposed 10' x 10' sunroom addition with a 4' x 10' open deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 14, 1996

Ms. Yvonne Staten
3902 Hunt Harbor Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Hunt Harbor Road, 115' S of the c/l of Kittendale Road
(3902 Hunt Harbor Road)
15th Election District - 5th Councilmanic District
Yvonne Staten, et al - Petitioners
Case No. 97-110-A

Dear Ms. Staten:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file



Petition for Administrative Variance 97-110-A to the Zoning Commissioner of Baltimore County

for the property located at 3902 Hunt Harbor Rd
which is presently zoned DR-10

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Ordinance 1B38-3.8 (B.C. 1970 Reg. 2. C. 1) to permit a window to property line setback a distance of 12' in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See Reverse

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Cases:		Use the following space and affix, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.	
Type or Print Name	Signature	Type or Print Name	Signature
Yvonne Staten	<i>Yvonne Staten</i>	Levenia Staten	<i>Levenia Staten</i>
Address	City	Address	City
3902 Hunt Harbor Rd	Baltimore	3902 Hunt Harbor Rd	Baltimore
State	Zip Code	State	Zip Code
MD	21220	MD	21220
Name, Address and phone number of representative to be contacted:		Name, Address and phone number of representative to be contacted:	
Appley Systems, Inc. Attn: Jim Spence		Appley Systems, Inc. Attn: Jim Spence	
1558 Sulpher Spring Rd		1558 Sulpher Spring Rd	
Baltimore MD 21227		Baltimore MD 21227	
Phone No. (410) 242-5970		Phone No. (410) 242-5970	
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be set for a public hearing, to be held on the 14th day of October, 1996, at 7:00 PM, at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.			
REVIEWED BY: DATE: _____		Printed with Sublime Ink on Recycled Paper	
ESTIMATED POSTING DATE: _____		ITEM # 117	

Affidavit in support of 97-110-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 3902 Hunt Harbor Rd
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Existing side setback 12'. Proposed 10' x 10' sunroom with
4' x 10' open deck. Room will have 5' offset leaving a 12' setback.
Property is enclosed with 6' fence.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Levenia Staten *Yvonne Staten*
Levenia Staten Yvonne Staten
(Type or print name) (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Levenia Staten *Yvonne Staten*
Levenia Staten Yvonne Staten
(Type or print name) (Type or print name)

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/13/96

My Commission Expires:

Zoning Description for 3902 Hunt Harbor Rd.
97-110-A

On North side of Hunt Harbor Rd which 65' wide. Distance is 115' East of centerline of nearest intersecting street: Kittendale which is 70' wide.

Being lot # 2C, Block H, Subdivision: Carroll Wood Manor, Baltimore Co. Plat Book # 58, folio # 71. Lot sq. ft. or acres 4550 sf

Election District 15

Councilmanic District 5

CERTIFICATE OF POSTING

RE: Case No.: 97-110-A

Petitioner/Developer: Yvonne & Levenia Staten

Date of Hearing/Closing: 10-7

Baltimore County Department of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

3902 Hunt Harbor Rd

The sign(s) were posted on 9-20-96
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

Mark Ganiel
MARK GANIEL
(Printed Name)

(Address)

(City, State, Zip Code)

X 3351
(Telephone Number)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10-16-96 ACCOUNT R-001-6150

RECEIVED FROM Appley Systems, Inc AMOUNT \$ 85.00

FOR Adm. Var. 3902 Hunt Harbor Rd

03AP180357M1CHNC 10-16-96
1A 0001-00000-12-96
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-110-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising: Yvonne Staten

Item No.: 117 Petitioner: Yvonne Staten

Location: 3902 Hunt Harbor Rd Balt. MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appley Systems Inc.

ADDRESS: 1558 Sulpher Spring Rd.

Baltimore MD 21227

PHONE NUMBER (410) 242-5970

Printed with Sublime Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

97-110-A

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign at the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirement for advertising is satisfied. However, the petitioner is responsible for the costs associated with this requirement.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) The cost of the sign will be assessed and paid to this office at the time of filing.
- 2) If this petition is filed by a professional, you will be required to post the sign and this office will telephone you when the sign is ready to be picked up.
- 3) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

TO BE TELEPHONED WHEN SIGN IS READY:

Name: James Saenz Company: Apply System Inc. Phone Number: (410) 342-5970

For newspaper advertising:

Item No.: 117
Petitioner: Yvonne Staten

PLEASE FORWARD ADVERTISING BILL TO:

Name: Yvonne Staten
Address: 3302 Hunt Harbor Rd.

Baltimore MD 21220

Phone Number: (410) 335-6490



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-110-A (Item 117)
3302 Hunt Harbor Road
W/S Hunt Harbor Road, 115' S of 471 Ellettale
15th Election District - 5th Councilmanic
Legal Owner(s): Yvonne Staten and Levenia Staten

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 807-3301. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 22, 1996. The closing date (October 7, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl John

Arnold Jablon
Director

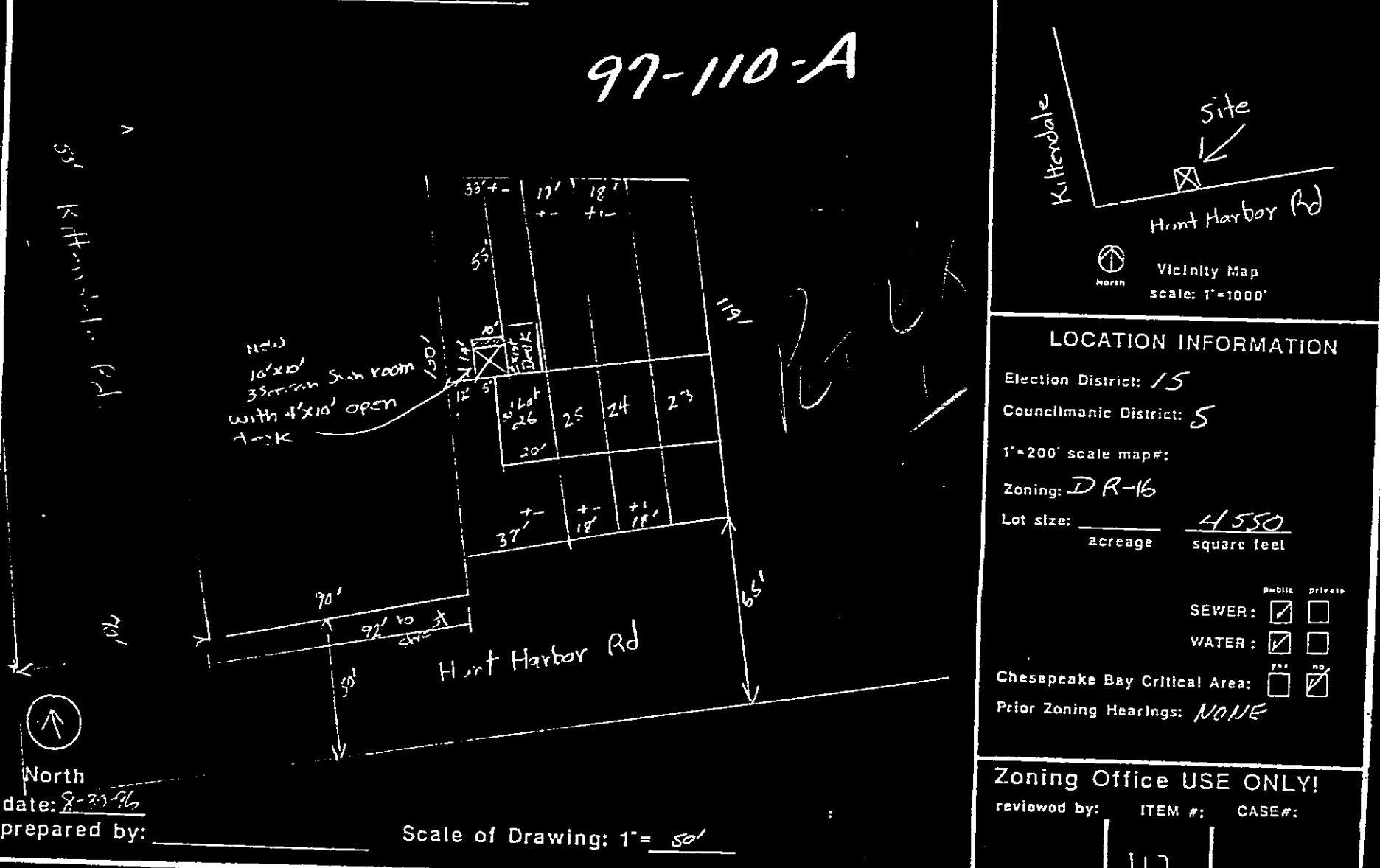
cc: Yvonne and Levenia Staten
Apply System, Inc.

Printed with Soybean Ink
on Recycled Paper

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3302 Hunt Harbor Rd.
Subdivision name: Lercell Wood Range
Plot book: SS Volume 22, lot 26, section 1
OWNER: Yvonne Staten

see pages 5 & 6 of the CHECKLIST for additional required information

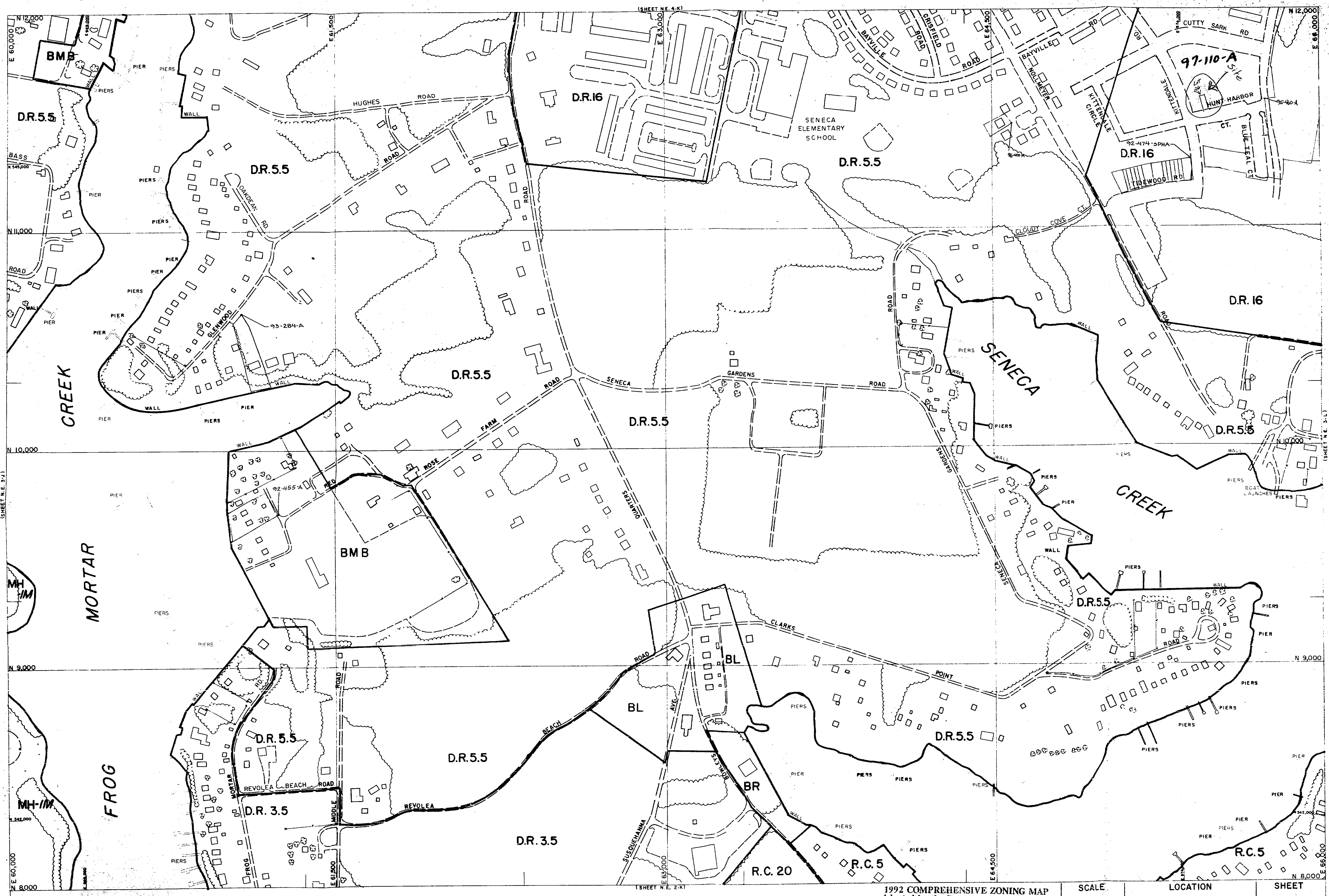


LOCATION INFORMATION

Election District: 15
Councilmanic District: 5
1"-200' scale map:
Zoning: D R-16
Lot size: 1/330 acreage
Sewer: ☐ Water: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: 117 ITEM #: 117 CASE: 117



I-SE Z-SW
I-NE Z-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BICHART-HORN, INC. BALTIMORE, MD. 21210

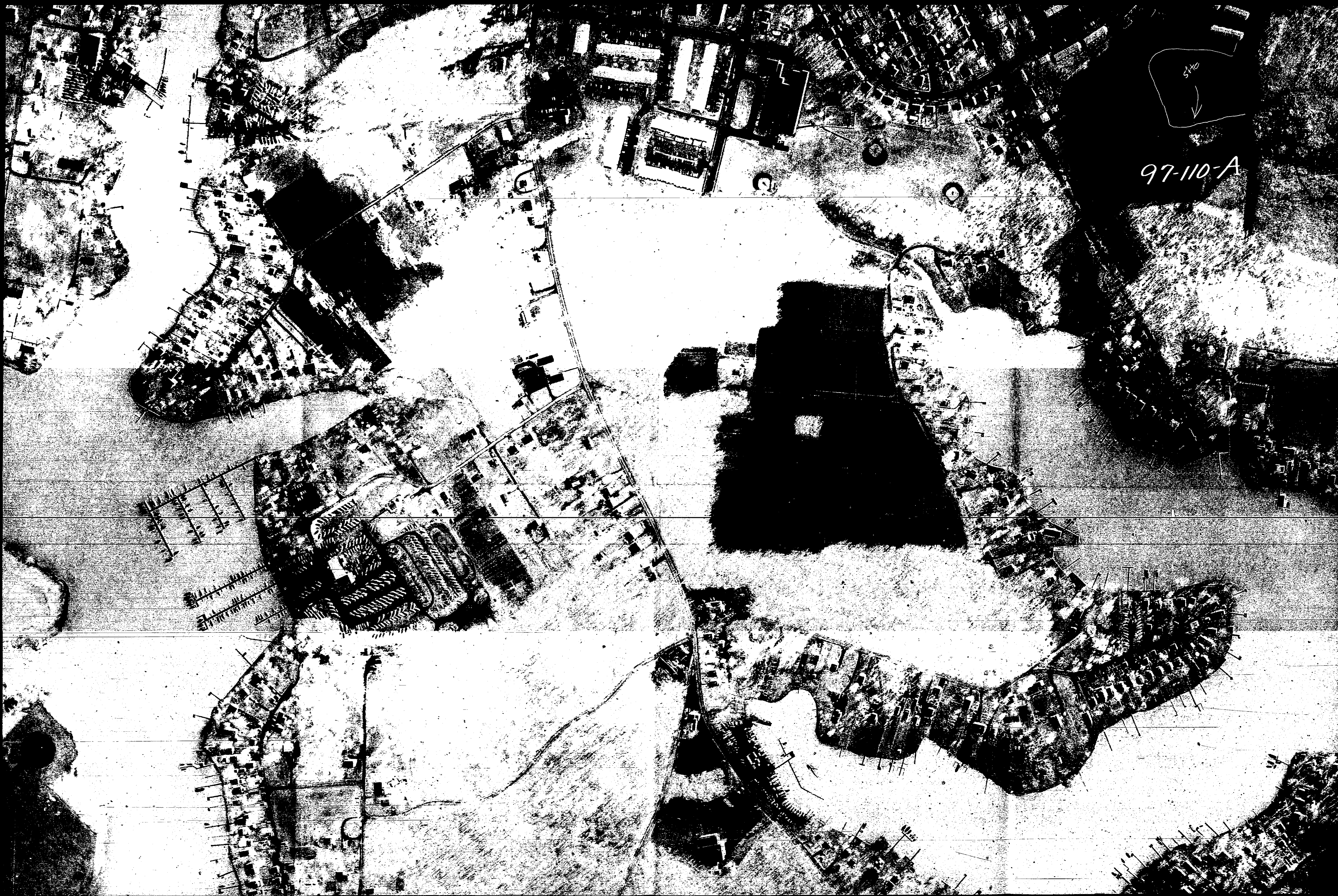
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 103-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE 1" = 200'	LOCATION BOWLEYS QUARTERS	SHEET N.E. 3-K
DATE OF PHOTOGRAPHY JANUARY 1988		

17



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BOWLEYS
QUARTERS

SHEET
N.E.
3-K